

FINAL PLAT
"OLD WEST MARKETPLACE"

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT WGG PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "OLD WEST MARKETPLACE", LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY ON SAID PLAT.

AND THAT WGG PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE THE PUBLIC FOR USE AS SUCH, THE STREET RIGHT-OF-WAYS AND EASEMENTS SHOWN ON SAID PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAYS TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY DEDICATED TO THE TOWN OF APACHE JUNCTION ACROSS ALL LOTS.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF:

WGG PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2015.

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

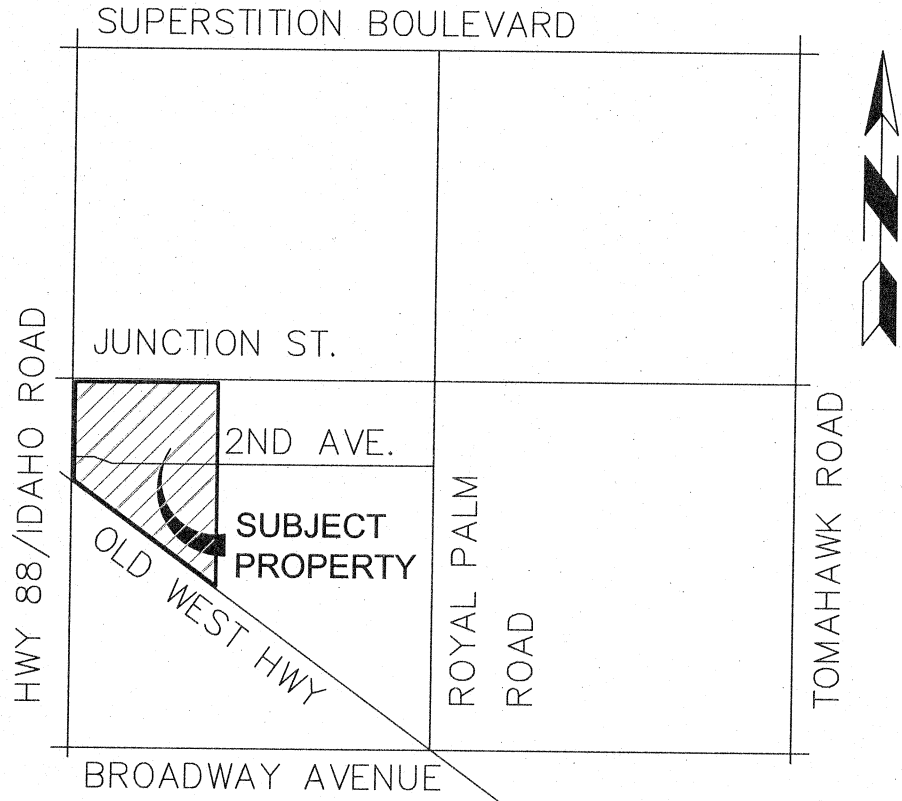
ON THIS _____ DAY OF _____, 20____,
BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULAR DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00°00'05" EAST, 2637.63 FEET; THENCE SOUTH 00°00'05" EAST, 729.97 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THENCE NORTH 89°59'55" EAST, 50.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 88 AKA IDAHO ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°00'05" WEST, 670.14 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.37 FEET THROUGH A CENTRAL ANGLE OF 89°51'23", TO THE SOUTH RIGHT-OF-WAY LINE OF EAST JUNCTION STREET; THENCE NORTH 89°51'18" EAST, 590.80 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°00'20" EAST, 40.00 FEET TO EAST WEST MIDSECTION LINE OF SAID SECTION; THENCE NORTH 89°51'18" EAST, 330.38 FEET ALONG SAID SECTION LINE; THENCE SOUTH 00°00'25" WEST, 1285.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. 60 ALSO KNOWN AS OLD WEST HIGHWAY; THENCE NORTH 59°34'27" WEST, 1091.19 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

SHEET INDEX:

SHEET 1 OF 3:.....COVER SHEET
SHEET 2 OF 3:.....PLAT DETAIL
SHEET 3 OF 3:.....PLAT DETAIL

APPROVALS:

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS _____ DAY OF _____, 20____, AND THE CITY COUNCIL ACCEPTS THE RIGHTS-OF-WAY DEDICATED HEREIN ON BEHALF OF THE PUBLIC. THE SUBDIVIDER HAS PROVIDED A CERTIFICATE OF ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA REVISED STATUES 45.576 OR EVIDENCE THAT THE AREA HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

ENGINEER CERTIFICATION:

THIS FINAL PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE ORDINANCE AND REGULATIONS AND THAT ASSURANCES HAVE BEEN PROVIDED FOR IMPROVEMENTS IN THE AMOUNT OF \$ _____.

DEVELOPMENT SERVICES ENGINEER

DATE

DEVELOPER:

BARCLAY GROUP
2390 E. CAMELBACK ROAD
SUITE 200
PHOENIX, AZ 85016
PHONE: 602.224.4151
ATTN.: COLBY FINCHAM

ENGINEER:

SUSTAINABILITY ENGINEERING
GROUP
8280 E. GELDING DR. STE. 101
SCOTTSDALE, AZ 85260
CONTACT: ALI FAKIH
PHONE: (480) 588-7226

OWNER:

WGG PARTNERS, LLC
347 BLACKFIELD DRIVE
BELVEDERE TIBURON, CA 94920

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST, PINAL COUNTY, ARIZONA PER VESTING DEED NO. 2013-057771, RECORDS OF PINAL COUNTY, ARIZONA.

SAID BEARING = NORTH 00° 00' 05" WEST

NOTES:

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
3. NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION WILL BE CARRIED OUT IN DRAINAGE PATHS OR RETENTION BASINS AS SHOWN ON THE APPROVED IMPROVEMENT PLANS AND, EXCEPT AS MAY BE APPROVED BY DEVELOPMENT SERVICES ENGINEER, FENCING WILL BE LIMITED TO WIRE-STRAND OR BREAK-AWAY SECTIONS THAT CANNOT IMPEDE WATER FLOW OR COLLECT DEBRIS WHICH WOULD IMPEDE WATER FLOW. VEGETATION SHALL NOT BE PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE PATHS, EASEMENTS OR RETENTION BASINS WHICH WOULD IMPEDE THE FLOW OF WATER.
4. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE "_____" PROPERTY OWNERS' ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE PROPERTY OWNERS' ASSOCIATION THE COST OF THE MAINTENANCE.

AREAS:

LOT 1: 578,037 SQUARE FEET OR 13.27 ACRES MORE OR LESS.
LOT 2: 76,718 SQUARE FEET OR 1.76 ACRES MORE OR LESS.
LOT 3: 49,119 SQUARE FEET OR 1.13 ACRES MORE OR LESS.
LOT 4: 33,005 SQUARE FEET OR 0.76 ACRES MORE OR LESS.
LOT 5: 38,000 SQUARE FEET OR 0.87 ACRES MORE OR LESS.
LOT 6: 35,119 SQUARE FEET OR 0.81 ACRES MORE OR LESS.

OLD WEST MARKETPLACE:
TOTAL NET AREA: 809,998 SQUARE FEET OR 18.60 ACRES MORE OR LESS.

LOT 7: 59,272 SQUARE FEET OR 1.36 ACRES MORE OR LESS.

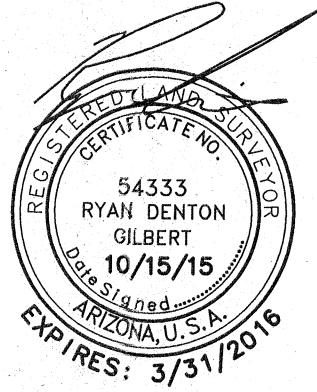
DEDICATED R/W: 54,350 SQUARE FEET OR 1.24 ACRES MORE OR LESS.
OVERALL TOTAL GROSS AREA: 923,641 SQUARE FEET OR 21.20 ACRES MORE OR LESS.

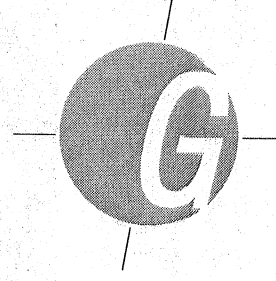
OVERALL TOTAL NET AREA: 869,291 SQUARE FEET OR 19.96 ACRES MORE OR LESS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION OF IT; THAT I HAVE PREPARED THE DESCRIPTION OF THE LAND SHOWN ON THE PLAT AND I HEREBY CERTIFY TO ITS CORRECTNESS AND THAT ALL LOTS ARE STAKED OR WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN ONE (1) YEAR AFTER RECORDATION.

RYAN D. GILBERT, RLS
REGISTERED LAND SURVEYOR NO. 54333
GILBERT LAND SURVEYING, PLC
4361 S. SQUIRES LANE
GILBERT, AZ 85297



| | | | | | | | | | |
|---|--------------|--------------|--------------------|----------------|---|--|--|--|--|
|  GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 275-8020 | | | | | FINAL PLAT "OLD WEST MARKETPLACE" A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 21, T-1-N, R-8-E, OF THE G.&S.R.B.&M., PINAL COUNTY, ARIZONA | | | | |
| DATE: 10/15/15 | FIELD: KD | DRAWN: RG | JOB NO.: 150104 | SHEET: 10F3 | | | | | |